

Bigfork Steering Committee
October 5, 2006, 2006 Minutes
bigforksteering.org

In attendance: Sue Hanson, Pat Wagner, Steve Eisenberg, Bev Fisher, Craig D. Wagner, Phil Hanson, Stan Fisher, Leslie Budewitz, Janet Loranger, Don Loranger, BJ Grieve, Anne Thompson, Susan Shannon, Emily Tice, Liz Coutts, Paul J. Rana, Darrel Coverdell, Elna Darrow, George Darrow, John F. Mueller, Mike Richeson, Chuck Gough, Carol Venable, Susan Swisher, Pat Hays, John Bouruin, Steve Zabaro, Kathy Robertson, Clarice Ryan, Shelley Gonzales, Peter Leander, Candace Tilzey, Claire Schraeder, Bill Myers, Paul Guerrant, Don McQuiston, Tom Lewis, Bruce Solberg, Brett Thuma, Steve Connolly, Dale Roach, Gary Ridderhoff, Al Johnson, Edd Blackler, Sally Janover, Mary Jo Naïve, Doug Averill

Chairman Loranger called the meeting to order at 12:05 PM.

Minutes of the September 28, 2006, meeting were approved as mailed.

Treasurer Gonzales reported no change in the bank account from last meeting (approximately \$1838.00 in the account). Treasurer's report was approved as presented. Secretary Hanson read an email from Mike Callaghan of Bigfork Web regarding renewing registration for the domain for the website. Choices for renewal are \$35 1-year, \$30 per year for 3 years, \$25 per year for 5 years and \$20 per year for 10 years. Craig Wagner moved the domain be renewed for 3 years. Leslie Budewitz seconded the motion. Total for 3 years would be \$90. Deadline is November 1, 2006.

Chairman Loranger invited the members to introduce themselves around the room.

OLD BUSINESS:

By Laws Amendment:

Pat Wagner presented to the Steering Committee Bylaws as follows: **Section 6. That an officer of the Bigfork Steering Committee, which includes members at large, shall not be an elected member of the Bigfork Land Use Advisory Committee (BLUAC).**

Under discussion, Pat reasoned the rationale removes any conflict of interest issues and restores the principal of "one man one vote" on the same issue. Secretary Hanson noted this would make necessary a change in the draft BLUAC Bylaws where BSC was originally stated as a permanent Sub-committee of BLUAC. Loranger added that the BSC might take on issues that were not applicable to BLUAC.

Motion was passed unanimously.

Lake County Zoning District:

Leslie Budewitz stated the BSC had asked her to investigate the issue of a possible joint zoning district between Flathead and Lake Counties. She introduced Susan

Shannon, Lake County Director of Planning. Upon further study, Budewitz offered that it would be less cumbersome to form a new zoning district rather than a joint district. Problems with a joint district include differences in Growth Plans (Lake County Growth Policy is in effect), the fact that Lake County provides only density requirements and not specific zoning. Leslie suggested the process would include setting boundaries, including existing zoning districts, a survey of the proposed area residents, committee meetings for drafting a plan and refining the draft, public meetings and adoption by the Lake County Commission.

Sue Shannon offered that Lake County encourages zoning districts and supported Leslie's statement that Lake County differs from Flathead County in that the County has density regulations, however zoning regulations exist only in zoning districts such as Swan Sites. She has offered to help with the process. Regulations for forming a zoning district can be found on the Lake County website (lakecounty-mt.org) under Planning. The site gives detailed information on forming a zoning district. Sue offered that the advantages would be reflecting what citizens need and want, more defined ideas of what type of growth is allowed, plus local say in land uses.

Leslie added that a zoning district would allow those areas to be more compatible with the Bigfork Zoning district and address issues where the two zoning areas meet by boundaries.

Volunteers for this committee include: Carol Venable, Steve Connolly, Steve Eisenberg, Paul Rana, Emily Tice, Bill Myers, Edd Blackler, Pat Hays. BJ Grieve, from the Flathead Planning Office would like to be included in the process. The Lake County Zoning District committee will meet Thursday, October 12, 2006, at 1:00 PM after the BSC meeting, Bethany Lutheran Church.

Growth Plan:

Loranger stated the BLUAC had received copies of the Bigfork Neighborhood Growth Plan Draft at the September 28, 2006 meeting. It was brought to his attention that it may be necessary to have a BSC vote before moving the plan forward. He noted that copies of the Draft are posted on the BSC website and a copy is available at the Bigfork Library. Loranger asked for comment at this time.

Sue Hanson noted that comments on the Draft must be made in writing to be included in the data file to be forwarded with the Draft. Comments must include name, address and a telephone or email contact. Hanson reminded the group that anyone who lives in the Zoning District may comment on the Draft. She further stated that personal attacks are detrimental to the process and to keep comments relevant to the Draft.

Brett Thuma: presented a copy of suggested revisions to the Draft (attached).

Don Loranger: Stated the process to this point.

1. The survey had been completed in 2005
2. Sub-committees were formed to address specific areas
3. Shelley Gonzales, chairman, compiled all the sub-committee reports into one data file.
4. Lisa Horowitz, a professional planner read and offered comments on the draft.
5. The BSC Executive Committee made editorial changes to the draft, some more substantive than others.

6. Loranger presented a Power Point presentation on the Draft at the September 28, 2006 BSC meeting, as well as at the September 28, 2006 BLUAC meeting.
Elna Darrow: Moved the BSC ratify the Draft and forward to BLUAC for consideration and public meetings. Craig Wagner seconded the motion.

John Bourquin: Stated he would feel more comfortable if the whole BSC approved the draft before it was forwarded to BLUAC. He asked if the whole BSC had had the opportunity to read and comment on the extensive document.

Edd Blackler: Asked if we had the cart ahead of the horse? He noted that BLUAC had possession of the Draft before the general BSC membership had had the opportunity to read the results of editing. He believes the BSC needs more time and discernment before forwarding the Draft to BLUAC.

Gary Ridderhoff: Thinks the motion to ratify the Draft is premature. He believes all of the BSC should have an opportunity to review the Draft.

Brett Thuma: He would echo that it is premature to ratify the Draft. He feels BSC needs enough time to study the Draft before it is forwarded to BLUAC.

Clarice Ryan: Thinks it is premature to ask BLUAC to make a decision on the Draft.

Carol Venable: Agrees that the committee has worked many hours on the Draft and it needs to go to BLUAC and public meetings. She called for the question.

Vote on the motion was a tie, 11 to 11. Motion failed.

Loranger asked that comments on the Draft be presented at the next meeting.

Bill Myers suggested that a copy be placed at the UPS Store so individuals could copy the Draft at their expense. Loranger stated he would get a copy to the UPS Store today.

Al Johnson: Asked the BSC to consider the written comments submitted by Brett Thuma. He stated changes in Goals and Policies were highlighted for side-by-side comparison, and that the additional zoning classifications were included in the original Land Use Sub-Committee document.

Long Range Vision/Plan

No report.

Resort Tax

No report.

Election of Officers:

Elections will be held on October 19, 20206, at a regular meeting at Bethany Lutheran Church, rather than at a local restaurant. Nominating Committee will report the

NEW BUSINESS:

None

ANNOUNCEMENTS:

Flathead County Planning Board and Board of Adjustment positions open. Planning Board (5 positions open) meets approximately 2 times a month; Board of Adjustment (2 positions open) meets once a month. Members must be Flathead County

residents but may not be residents of the cities of Kalispell, Columbia Falls and Whitefish. Mail applications to:

Mary Sevier
Flathead Planning & Zoning Office
1035 First Avenue West
Kalispell, MT 59911
751-8200
Deadline: November 13, 2006

Lake County Planning Board and Board of Adjustment positions open. One position is open for each board. Applications are needed from this area. Send applications or receive information:

Sue Shannon
Lake County Planning Department
106 4th Avenue East
Polson, MT 59860
planning@lakemt.gov
883-7235

BLUAC Special Meeting 1:30 PM today at Bethany Lutheran Church. Agenda is posted at the Bigfork Post Office, Montana Real Estate Office (Electric Avenue) and at Bigfork Drug.

Tamarack Time! October 14, 2006, 1:00 PM downtown Bigfork.

Election Candidate Panels:

Tuesday, October 10, 2006, 7:00 PM, at Marina Cay Banquet Room, sponsored by the Bigfork Chamber of Commerce. Candidates for State House and Senate, and County Commissioner. Call 837-5888 for information.

Thursday, October 12, 2006, 7:00 PM, Northridge Lutheran Church Gym, sponsored by Flathead Neighborhood Network. Candidates for County Commissioner. Call 756-8993 for more information.

Tuesday, October 17, 2006, Noon Lunch Kalispell Chamber of Commerce, Red Lion Hotel. Candidates for State House and Senate. Call 758-2800 for information.

Tuesday, October 17, 2006, 6:30 PM, Whitefish Chamber of Commerce, Whitefish City Hall Council Chambers. Candidates for County Commissioner, Justice of the Peace and County Treasurer.

Announcements, as well as the minutes are posted on the BSC website.
Meeting was adjourned at 1:10 PM

Sue Hanson
Secretary